

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: April 18, 2007
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall

Time: 9:00 AM

9:00 a.m. **Docket No. 07030034 SP: Carlson Corners Secondary Plat**

The applicant seeks approval to plat 4 lots on 10.6 acres:
The site is located at 2345 West 141st Street and is zoned S1/Residential.
Filed by Reed Carlson.

Reed Carlson gave a brief overview of the project. This project has come before the TAC Committee previously. It had presented by Chris Badger and Mr. Carlson's brother. There are 3 lots that are left to develop. Mr. Carlson indicated he has made some changes to the plans and is now hoping to move this project along to completion.

David Littlejohn-DOCS: has not received any plans to date. He indicated that from previous correspondence there was a need for a 10 ft. pathway clearly shown on the plans.

Greg Hoyes - Hamilton County Surveyor's Office. Did you receive any plans either. However, going back a letter was sent February 2005, Greg will send previous correspondence to Mr. Carlson this afternoon.

Shirley Hunter - Duke Energy, gave her card to Mr. Carlson. She has not received any plans. Requested a copy of the plans be emailed to her.

Chuck Shupperd - Vectren Energy has not received any plans. Chuck gave a new contact name to Mr. Carlson. This will most likely be a service request. Just send a site plan.

Gary Hoyt - Carmel Fire Department, no comment at this time.

Nick Redden- Engineering , a comment letter was sent previously. Mr. Carlson has given plans to Fred Glaser in Engineering – Nick will check with Fred.

Ryan Hartman – CTRWD, has not received plans. Please resubmit. He distributed an application to Mr. Carlson.

Scott Brewer – DOCS, does not have a new set of plans. Please submit.

Christine Barton-Holmes-DOCS – Christine did review plans and there are several outstanding issues. A comment letter will be sent.

This project will be forwarded to a future TAC meeting for final resolution.

9:15 a.m. **Docket No. 07030035 DP: Pro-Med Lane Holiday Inn**

The applicant seeks site plan approval for a proposed full-service hotel. Elevations and an ADLS/DP Amend application will be submitted at a later date.
The site is located at 136th Street and Pro-Med Lane, and is zoned B6, within the US 31/Meridian Street Overlay.
Filed by Stacey of DeBoy Land Development Services, Inc. for Justus Home Builders, Inc.

Colin Patterson of DeBoy Land Development Services spoke for the petitioner. He was accompanied by: Sharon Oldham, Jon Herron and Dave Sanders of Kensington Hall Homeowners Association and Stacy Fouts of DeBoy Land Development Services. This property will be 103 room, 6 floor hotel. Not proposing any retention for this site. It has been incorporated into the Marriot development.

David Littlejohn-DOCS indicated that the alternative transportation ordinance requires a 10 ft. path. This will need to be included in the plans along Smokey Row. When plans are resubmitted this will be included.

Greg Hoyes - Hamilton County Surveyor's Office, Out of his service area.

Shirley Hunter - Duke Energy, reviewed the transformer location and indicated it may be a difficult transformer set up. She has not visited the site yet. She indicated that a service request will need to be made quickly, there is a 90-120 day turn-around time for transformers. She also requested a CAD drawing of site plan.

Chuck Shupperd - Vectren Energy, we have a gas facility there on 136th street and also on Pro Med Lane. So all that is needed is a Customer Data sheet .

Gary Hoyt - Carmel Fire Department, distributed a letter with comments. He would like to set up a meeting to discuss some of the following: the location of the fire department connection, it is a high-rise building it will be sprinkled, we all request an exterior entrance to the sprinkler riser room, discuss private fire hydrants on site strategically located. Would like to discuss the possibility of some type of fire department access lane either brick pavers or grass pavers that would wrap around the building , so that aerial rescues could be conducted on the east side of the building. Also requesting a Knox Box for emergency access and also Knox Caps it is a lockable cap that fits on Siamese connection so that the connection is kept pristine. Would also like to see a remote enunciator panel located at the front entrance. We need at least one elevator that is capable of an ambulance cot. Call the office to set up a meeting to discuss.

Nick Redden- Engineering We are still reviewing the plans and we will get our comments to you as soon as we are able.

Ryan Hartman – CTRWD, Outside of our jurisdiction.

Scott Brewer – DOCS, sent email to Mike,

Christine Barton-Holmes-DOCS, requested the elevations as soon as possible. She will have further comments at that time.

Angie Conn – DOCS – no comments at this time.

9:30 a.m.

Docket No. 07030037 DP/ADLS: Midland Atlantic—Market Place at West Carmel

The applicant seeks site plan and design approval for a proposed one-story, 21,600-square foot retail building on 2.73 acres.

The site is located at the northeast corner of 98th Street and Michigan Road, and is zoned S1/Residential, pending reclassification to B3/Office-Retail, and is within the US 421 Overlay.

Filed by Paul Reis of Bose McKinney & Evans, LLP for Midland Atlantic Properties.

Paul Reis of Bose McKinney & Evans gave a brief overview. He was accompanied by Brian Cross of Civil Site and Patrick Boyle and Aaron Boy of Midland Atlantic.

David Littlejohn-DOCS, has sent a letter. He will need to see 5 ft. sidewalks and also details on ramp to determine if they are ADA compliant. This site will also require bike parking.

Greg Hoyes - Hamilton County Surveyor's Office sent a letter he will need full construction plans

Shirley Hunter - Duke Energy, this is outside the service area.

Chuck Shupperd - Vectren Energy....

Gary Hoyt - Carmel Fire Department, gave a letter to Mr. Reis. He would like to set up a meeting to discuss fire hydrants, Knox boxes, master key system, etc.

Nick Redden- Engineering This is outside the engineering department's jurisdiction.

Ryan Hartman – CTRWD, will need an application – 1000 gal grease trap will be required for the restaurant.

Scott Brewer – DOCS, would like to see a full set of plans. Discussion regarding types of trees that would be appropriate for this area. Scott indicated that some of the choices would be very high maintenance for the developer. Brian Cross will forward full Development Plans to Scott.

Christine Barton-Holmes-DOCS, the department would like to see more detail in the outdoor seating area. She also asked for a clearer picture of the dumpster enclosure. Also discussed was the possible signage. In keeping with the area signage should be white. Christine also requested EIFS amounts, it should not exceed 20%.

Angie Conn – DOCS, no comment

9:45 a.m.

Applegate Condominiums : The applicant seeks the following development standards variance and special use approvals:

Docket No. 07010002 V	Section 23D.03.C.3.k(ii)	maximum building height
Docket No. 07010003 V	Section 23D.03.C.3.f(i)	parking in front yard
Docket No. 07010004 V	Section 23D.03.C.3.i(i)	roof pitch
Docket No. 07010005 V	Section 23D.03.C.3.a(ii)	building mass/width
Docket No. 07010006 V	Section 23D.03.C.3.e(ii)	landscape requirements
Docket No. 07010007 SU	Section 10.02.A	special uses
Docket No. 07010014 V	Section. 23D.03.C.3.c.iii(b)	lot coverage over 70% (<i>may be withdrawn</i>).

The site is located at 130 2nd St. NW, and is zoned R-4/Residence within the Old Town Overlay/Character Subarea. Filed by Tom Lazzara.

Attorney David Barker spoke for the petitioner. He was accompanied by Tom Lazzara. He indicated that there will be 12 flats/condominiums 4 per floor with an elevator.

Mr. Barker announced that the plan for the project has been changed to include underground parking. This will meet the need for off street parking and, meet the landscaping requirements. We eliminated a strip of garages that would be unsightly. An extravagant courtyard will be included in the plans which will be site directed to the Monon. There will also be more green space. Lot coverage is now 65% and meets the requirement. He and Mr. Lazzara are here to finish this process so that they may move forward to the Zoning Board of Appeals. The goal is to review the updated plans and listen to any concerns you may have.

Tom Lazzarra – discussed the survey he just handed out to the Committee. On the Polaris survey you will continue to see 28 ft. shaded along the back of the building. This should not be shaded. That was the old driveway and has been taken out. Due to the steep incline to the underground garage, a couple of buildings have been slightly re-routed. The new large plans is accurate. May require some heating on ramp for purpose of ice and snow.

This allowed for more grass park area in the back and may preserve trees in back. Mr. Lazzarra has met with every homeowner who has called him. In particular as you look to the north where the lot number is 165.8 that particular house is brand new and the owner has been very congenial and is willing to come and speak favorably for the project.

David Littlejohn-DOCS - need to see plans for ramps to determine if they are ADA compliant. Also required by ordinance is 4 bike spaces.

Greg Hoyes - Hamilton County Surveyor's Office, no comment

Shirley Hunter - Duke Energy, needs a service request, it may be difficult getting power to this area. Make the service request as soon as possible. Shirley asked the average sq. ft. of each unit. Tom Lazzarra indicate they would average at 1600 sq. ft. The units will be totally electric

Chuck Shupperd - Vectren Energy the project will not be using gas.

Gary Hoyt - Carmel Fire Department, no comment on the variances. Down the road I will need a set of plans that show all the utilities, where hydrants are located. As the project gets further down the road, Gary and Tom Lazzarra will meet to discuss sprinklers for the building, etc.

Nick Redden- Engineering sent letter in February, those comments will need to be resolved. No comment on the variance.

Ryan Hartman – CTRWD, not in service area.

Scott Brewer – DOCS, no comment on the variance.

Christine Barton-Holmes-DOCS – The Department will have more comments on the DP/ADLS, but one comment the design is not shown on both sides of the building, will the same design carry over to both sides of the building? Mr. Lazzarra indicated this was an error and yes it would.

Angie Conn – DOCS, no comment at this time.

10:00 a.m.

Docket No. 07040004 TAC: Legacy Master Infrastructure Phase One

The applicant seeks TAC approval of Phase One of the Legacy project's Master Infrastructure plan.

The site is located at 14556 River Road and is zoned PUD/Planned Unit Development. Filed by Ed Fleming of Stoeppelwerth & Associates for Platinum Properties, LLC.

Tim Walter of Platinum Properties gave an overview, he was accompanied by Ed Fleming of Stoeppelwerth & Associates. This is a master infrastructure we wish to get into the ground prior to starting to do some plats for some of the commercial and retail areas, so we need to get the sanitary lift station installed, get main road corridor coming in off of 146th street installed, that is the intent of the plans to that next spring we can start construction of the development.

David Littlejohn-DOCS, has sent a letter with comments. David indicated that for consistency the Department would like to see sidewalks and paths

Tim indicated that if they show these walks, etc., they will either have to build them or bond them and that is why they were not shown on the plans.

Angie Conn – DOCS suggested that the area just shaded and describe it as a future platted section.

Greg Hoyes - Hamilton County Surveyor's Office indicated he had sent an email to Tim Walters and a letter to Ed Flemming outlining his concerns.

Ed Fleming we are planning on getting our master drainage report to you either this week or early next week. So we can get on the agenda for the Drainage Board

Chuck Shupperd - Vectren Energy, indicated that Tim and Ed had met with Gerry. The nearest gas is 146th street and River Road which we will have to extend down to entry. No need for gas at this time.

Gary Hoyt - Carmel Fire Department, no comment at this time.

Nick Redden- Engineering, we are still reviewing the plans and we will get our comments to you as soon as we are able. Nick also stated that he has completed his review, but the Engineering department as a whole has not.

Ryan Hartman – CTRWD, Not in our service area

Scott Brewer – DOCS, has not received any plans. When clearing trees for roadways Scott will need to see plans.

Christine Barton-Holmes-DOCS, no comments at this time.

Angie Conn – DOCS, no comments at this time.